122.0	0006	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,953,100	/	1,953,100
USE VALUE:	1,953,100	/	1,953,100
ASSESSED:	1,953,100	/	1,953,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICCI GERALDINE R
Owner 2:	RICCI STEPHEN J
Owner 3:	
Street 1:	10 DEVEREAUX ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2002, having primarily Wood Shingle Exterior and 4053 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9800.000	1,246,200		706,900	1,953,100
Total Card	0.225	1,246,200		706,900	1,953,100
Total Parcel	0.225	1,246,200		706,900	1,953,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.89 | /Parcel: 481.89

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 79015

GIS Ref

GIS Ref

Insp Date 04/21/18

!9538!

PREVIOUS ASSESSMENT

Parcel ID 122.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,246,200	0	9,800.	706,900	1,953,100		Year end	12/23/2021
2021	101	FV	1,246,200	0	9,800.	706,900	1,953,100		Year End Roll	12/10/2020
2020	101	FV	1,243,600	0	9,800.	706,900	1,950,500	1,950,500	Year End Roll	12/18/2019
2019	101	FV	985,800	0	9,800.	746,100	1,731,900	1,731,900	Year End Roll	1/3/2019
2018	101	FV	985,800	0	9,800.	549,800	1,535,600	1,535,600	Year End Roll	12/20/2017
2017	101	FV	985,800	0	9,800.	526,200	1,512,000	1,512,000	Year End Roll	1/3/2017
2016	101	FV	985,800	0	9,800.	442,700	1,428,500	1,428,500	Year End	1/4/2016
2015	101	FV	876,300	0	9,800.	371,300	1,247,600	1,247,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:13:24

LAST REV

Date	Time
05/09/18	08:52:10
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9538

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIRICANO MARGAR	30320-500		6/21/1999		820,000	No	No		
DEPRIMEO JOSEPH	24808-585		8/25/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2001	849	New Buil	650,000	O		G3	GR FY03	NEW SINGLE FAMILY
11/6/2000	863	Foundati	80,000	C	12/5/2000			DEMO HOUSE/FOUNDAT

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
2/6/2009	Measured	372	PATRIOT
11/17/2008	Meas/Inspect	345	PATRIOT
4/23/2002	Inspected	PM	Peter M
6/19/2000	MLS		
11/17/1999	Mailer Sent		
10/29/1999	Measured	263	PATRIOT
9/5/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	79015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9800		Sq. Ft.	Site		0	90.	0.80	10			View	10					706,859						706,900	

Total AC/HA:	0.22498	Total SF/SM:	9800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	706,859	Spl Credit		Total:	706,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	25	%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89937651
Const Adj.:	1.05847740
Adj $ / SQ:	118.996
Other Features:	148531
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1266513
Depreciation:	20264
Depreciated Total:	1246249

COMMENTS

inlaw apt in bmt, with unit #10 SHOWER AND SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	2	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	2	
Totals			
1	9	2	

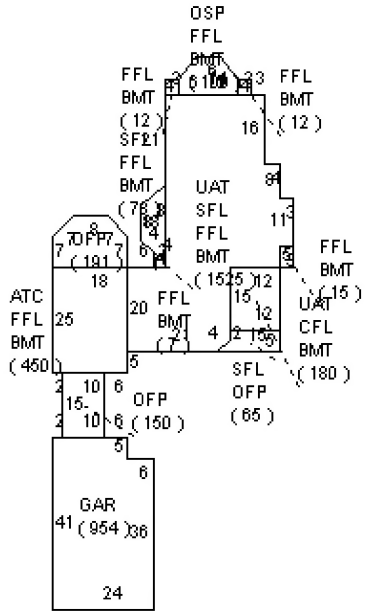
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.58
Special Features:	0	Val/Su Net:	146.82
Final Total:	1246200	Val/Su SzAd	295.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,385	35.700	85,142
FFL	First Floor	2,205	119.000	262,387
SFL	Second Floor	1,668	119.000	198,486
GAR	Garage	954	18.650	17,793
UAT	Upper Attic	426	47.600	20,289
OFP	Open Porch	406	21.770	8,837
CFL	Cathflr	180	124.950	22,490
ATC	Attic	158	119.000	18,742
	Net Sketched Area:	8,488	Total:	638,124
Size Ad	4210.5	Gross Area	10059	FinArea 4053

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	